



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, June 11, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:08 P.M.**

BOARD MEMBERS: MARK WIENKE, Chair, Present
 CHRISTOPHER MANSON-HING, Vice-Chair, Present
 CLAY AURELL, Present
 JIM BLAKELEY, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present (arrived at 3:45 p.m.)
 DAWN SHERRY, Present
 PAUL ZINK, Present (arrived at 3:24 p.m.)

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: BRUCE BARTLETT, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
 HEATHER BAKER, Project Planner, Present (from 3:55 p.m. until 5:15 p.m.)
 TONY BOUGHMAN, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple-family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on June 07, 2007 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of Monday, June 4, 2007, with corrections.

Action: Manson-Hing/Blakeley, 6/0/0. Motion carried. (Aurell abstained from Item E, and Manson-Hing abstained from all but Item #1).

C. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Christopher Manson-Hing, with the exception of the landscaping for **Item D**, reviewed by Randy Mudge.

Action: Manson-Hing/Mosel, 6/0/0. Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

No announcements.

E. Subcommittee Reports.

Chair Wienke reported that a meeting of the Airport Subcommittee was conducted last Wednesday, June 6th for a second review of the interiors. The design is moving forward, but has a way to go in relationship to colors and simplicity of structural design for the interiors. The subcommittee requested a redesign of some areas of the ceiling to be a simple beam and pearl style rather than sloped coffer. The next Subcommittee meeting will take place Wednesday, June 27th.

Mr. Wienke reported that a meeting of the Inclusionary Housing Ordinance Committee will take place Thursday, June 21, at 1:00 p.m.

F. Possible Ordinance Violations.

Chair Wienke reported that the windows at 322 Micheltorena have not changed since the January denial of the low grade muntins.

FINAL REVIEW**1. 420 W GUTIERREZ ST**

R-4 Zone

Assessor's Parcel Number: 037-191-007
Application Number: MST2004-00007
Owner: Stephen F. Leroy, Trust
Designer: Laura Hanson

(This is a revised project. Proposal to convert an existing 3,196 square foot, three unit, two-story apartment building with an attached 791 square foot garage to three condominiums. A small addition of 385 square feet and one new covered parking space are proposed. The existing trash enclosure is proposed to be relocated out of the front-yard setback.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 033-06.)

(3:28)

Present: Laura Hanson, Designer; Stephen Leroy, Owner.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments:

- 1) The project is ready for final approval, as noted on the plans.
- 2) Provide window and door details on the plans, as required.
- 3) Verify the driveway circulation with the Transportation Division.
- 4) Exterior lighting shall provide downward cast lighting, per city standards. Show all exterior fixtures on elevations and on the electrical plan. Provide a cut sheet as part of the revised color board.
- 5) Provide a sample of the existing shingle, and a sample of the proposed matching roofing material.
- 6) Landscaping: a) Study and revise the pittosporum tobira (PT) as it may grow too large for the proposed location. Provide an alternate solution; b) Define the ground cover palette to include the actual ground covers in the locations as required; c) Provide photographs of the existing stamped concrete, or the alternate design that may be paver stones as shown on the previous design.
- 7) Show all gutters and down spouts; show how water will be diverted to the curb, per city standards. Study directing roof drainage into landscaped areas prior to diverting underground to the curb.

Action: Manson-Hing/Sherry, 8/0/0. Motion carried.

FINAL REVIEW**2. 1575 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-170-023
 Application Number: MST2003-00652
 Owner: Gene Schecter
 Engineer: Penfield and Smith Engineers
 Agent: Jessica Kinnahan
 Architect: Brian Hofer

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front-yard setbacks, to allow guest parking in the front-yard setback and reduced open-yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 055-06.)

(3:55)

Present: Brian Hofer, Architect; David Black, Landscape Architect; Gene Schecter, Owner; Heather Baker, Project Planner, City of Santa Barbara.

Heather Baker gave a staff presentation reviewing the Single Family Design Guidelines items relevant to the project and the existing Planning Commission conditions for consideration.

Motion: Final Approval of the project and continued indefinitely to the Consent Calendar with the following comments:

- 1) Introduce potted plants, or planters on the rails at the northwest corner where the stone wall abuts the garage wall.
- 2) As the photovoltaic cells were required as a condition in the Planning Commission resolution, the applicant has provided four options for the Boards review:
 Option A consists of a ground mounted solar panel system located at the northeast corner of building. The Board is concerned that the proposed trees may shade the panels as shown, and that there are actually very few trees on north elevation due to Fire Department regulations. Option B consists of photovoltaic panels installed on the trellis at the upper level outside of the great room, at the east side. Option C-1 consists of the solar panels installed surface mounted on the roof tiles. Option C-2 consists of a parapet wall over the dining room with a flat area to hide roof-mounted solar panels.
 The Board suggested an additional opportunity to research the southwest corner below the garage area, extend the roof or adding a trellis to hold the solar panels. A majority of the Board primarily prefers **Option B**, followed by **Option C-1**. Some Board members feel there is ample opportunity for landscaping as a viable option. The applicant shall return to Consent Calendar for review and approval of photovoltaic system.
- 3) Show proposed light fixtures on all elevation drawings.
- 4) Some Board members are in favor of thermal heating in conjunction with hydronic heating to allow for reduction of solar panel size.

Action: Sherry/Blakeley, 7/1/0. Motion carried. (Manson-Hing opposed.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1837 EL CAMINO DE LA LUZ** E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-064
Application Number: MST2007-00241
Owner: Bruce F. Peterson, Revocable Living
Architect: Jon Kauffman

(Proposal for a 935 square foot two-story addition to an existing 2,773 square foot three-story single-family residence on a 18,488 net square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a coastal development permit is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)

(4:52)

Present: Jon Kauffman, Architect; Bruce Peterson, Owner.

Public comment opened at 5:05 p.m. As no one wished to speak, public comment was closed.

Mr. Boughman gave a staff presentation reviewing the Single Family Design Guidelines items relevant to the project for consideration.

Motion: Continued indefinitely to the Single Family Design Board or the Architectural Board of Review, with the following comments:

- 1) There is some concern that the project is potentially too tall at this time. Break up and lower the apparent height of the south elevation. There is concern about the blockage of views from the public park.
- 2) The Board appreciates that the project is being set back from the creek side. The design lacks cohesiveness between the old and the new. The existing house leaves little to work with, and the addition as proposed does little to improve the overall attractiveness of the house.
- 3) Provide building cross sections showing the slope and potential adjacent structures.
- 4) Provide additional landscaping and reduce the amount of hardscape where possible.

Action: Sherry/Blakeley, 8/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**4. 718 E MASON ST**

M-1 Zone

Assessor's Parcel Number: 017-121-005
 Application Number: MST2007-00056
 Owner: Avalos Dora Ontiveros
 Architect: Rex Ruskauff
 Owner: Jaime Melgoza

(Proposal to construct a new 2,414 square foot, two-story commercial building with office and warehouse space on a 5,016 square foot parcel. Five parking spaces would be provided in a parking lot at the rear.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

(5:34)

Present: Rex Ruskauff, Architect.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

- 1) The project is ready for Preliminary Approval pending Environmental Assessment.
- 2) The building is nicely articulated. The Board appreciates the simplicity of the forms and nicely articulated street front areas.
- 3) The Board appreciates the stucco over concrete masonry unit perimeter wall surrounding the project.
- 4) Provide a landscaping plan on Consent Calendar.

Action: Manson-Hing/Mudge, 8/0/0. Motion carried.

FINAL REVIEW**5. 3815 STATE ST #G-37**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
 Application Number: MST2007-00198
 Owner: Patricia S. Nettleship, Trustee
 Agent: Macerich Company
 Business Name: Tiffany and Company
 Architect: Cortland Morgan Architecture
 Applicant: Conceptual Motion Company

(Proposal for a facade change for Tiffany and Company in La Cumbre Plaza.)

(5:47)

Present: Neil Dipaola, Architect; Angie Westfall, Architect; Laura Wildermuth, Tiffany and Co.

Straw vote: How many Board members prefer using Black Zimbabwe, planed and honed, but not polished for the Mondrian Wall? 3 in favor.

Motion: Final Approval of the project and continued to the Consent Calendar with the following comments and conditions:

1. The Board accepts the art wall in the proposed location.
2. Polished stone shall not be used as part of the Mondrian wall. Applicant to return on Consent Calendar with materials for Review After Final of the Mondrian sign on the exterior bay showing unpolished material.
3. There is concern that the roof top equipment is not being completely screened. Applicant to comply with the La Cumbre Design Guidelines for screening at a minimum, and make all efforts to screen from public view, not just at the street level.

Action: Zink/Blakeley, 7/0/1. Motion carried. (Manson-Hing abstained.)

******* THE BOARD RECESSED FROM 6:17 UNTIL 6:28 P.M. *******

PRELIMINARY REVIEW

6. 1328 DE LA VINA ST

C-2 Zone

Assessor's Parcel Number: 039-122-016
 Application Number: MST2007-00105
 Owner: Aiken Living Trust
 Architect: Tai Yeh

(Proposal for a new 1,662 square foot, second-floor residential unit above an existing 1,980 square foot commercial office building with an attached 570 square foot garage on a 4,530 square foot parcel.)

(Action may be taken if sufficient information is provided.)

(6:28)

Present: Tai Yeh, Architect.

Public comment opened at 6:34 p.m. As no one wished to speak, public comment was closed.

Straw Vote: How many Board members prefer a flat roof instead of the curved? 4/4.

Motion: Preliminary Approval as noted on the plans and continued indefinitely to the Consent Calendar with the following comments:

- 1) Applicant to revise the south elevation to not have the stucco form indent into the existing wall.
- 2) Revise the north elevation to show the balcony area as wood to be consistent with the front west elevation.
- 3) Some Board members suggested revising the curved roof to be a flat roof. One Board member suggested integration of a "green" roof.

Action: Manson-Hing/Aurell, 8/0/0. Motion carried.

CONSENT CALENDAR**FINAL REVIEW****A. 1209 CIMA LINDA LN** A-2 Zone

Assessor's Parcel Number: 015-161-018
 Application Number: MST2006-00379
 Owner: Suntrust Bank/Atlanta Et Al Trustee
 Architect: Don Nulty

(Proposal for 2,290 square feet of first and second-floor additions to an existing single-story 2,595 square foot residence. The proposal includes a 220 square foot attached atrium and conversion of the existing 360 square foot garage to accessory space, with the existing three-car carport to remain. The project is located on a one acre lot in the Hillside Design District.)

Final Approval as submitted.

REVIEW AFTER FINAL**B. 931 ALAMEDA PADRE SERRA** E-1 Zone

Assessor's Parcel Number: 029-330-021
 Application Number: MST2006-00187
 Owner: Oscar R. Ball
 Applicant: Ubaldo Diaz

(Proposal to permit a 3.5' high as-built block retaining wall, a new 3.5' high concrete stucco retaining wall, replace the roof, windows and doors and an interior remodel for an existing 2,389 square foot single-family residence on a 20,493 square foot lot in the Hillside Design District. Approximately seven cubic yards is proposed.)

(Review After Final to widen driveway, remove and replace retaining wall, replace windows and doors, and remodel interior.)

Final Approval as submitted.

FINAL REVIEW**C. 2 SKYLINE CIR** E-1 Zone

Assessor's Parcel Number: 041-174-001
 Application Number: MST2007-00203
 Owner: Janczewska-Laszuk, and Malgorzata
 Applicant: Homes By Holmes
 Contractor: Homes By Holmes

(Proposal for a new secondary unit and basement remodel to habitable space (as-built) of 476 square feet. New doors and windows. Grading for new patio, retaining wall and fence.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as submitted.

FINAL REVIEW**D. 1906 CLIFF DR**

C-P/R-2 Zone

Assessor's Parcel Number: 035-141-008
Application Number: MST2006-00146
Owner: Levon Investments Incorporated
Architect: Cearnal Andrulaitis

(Proposal for exterior renovations to the Mesa Shopping Center.)

Final Approval of the architecture as noted for detail 10, sheet A5.02, revised rail radius. Final Approval as noted of the landscape plans.

FINAL REVIEW**E. 1229 GILLESPIE WY**

R-2 Zone

Assessor's Parcel Number: 039-141-003
Application Number: MST2005-00694
Owner: Kelly, Ramirez and Wilson
Applicant: Paige Wilson
Designer: Colleen Kelly

(Proposal for a 422 square foot two-story addition, new entryway, and new porches for an existing 1,084 square foot two-story single-family residence located on an 8,000 square foot lot. Also proposed is a 219 square foot detached one-car garage to replace the existing 326 square foot carport, and one new uncovered parking space. The existing 1,918 square foot residence fronting Victoria Street would remain unaltered. Modifications are requested for parking to encroach into the front and interior-yard setbacks along Gillespie Way.)

Final Approval as submitted.

FINAL REVIEW**F. 1570 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Agent: Bob Goda
Applicant: Sidney and Pamela Macofsky
Architect: Thomas Meaney

(Proposal for a new 2,525 square foot three-story residence and an attached 500 square foot two-car garage on a 12,630 square foot vacant lot located in the Hillside Design District. The project requires an estimated 2,240 cubic yards of grading with 1,650 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access and common grading with the two adjacent parcels (APN 035-180-058 and -085).

Final Approval as submitted of the architecture. Return to Consent Calendar for the landscape and exterior lighting.

CONTINUED ITEM**G. 422 W PADRE ST**

R-3 Zone

Assessor's Parcel Number: 025-221-018
 Application Number: MST2006-00496
 Owner: Steven K. Mountain Trustee

(Proposal for a 3,723 square foot two-story duplex including two attached 400 square foot two-car garages on a 5,750 square foot lot. The existing 946 square foot single-family residence, 373 square foot garage, and 134 square foot storage shed are proposed to be demolished. The proposal includes 1,494 cubic yards of grading for recompaction purposes under the main building footprint and 104 cubic yards of grading outside the main building footprint.)

(Preliminary Approval is requested.)

Continued two weeks to the Consent Calendar. Return with resolution of roof condition at hip roof valleys. The upper story cantilevered portions of both units extend too far. See comments on roof plan, floor plan, and elevations.

NEW ITEM**H. 937 CIMA LINDA LN**

A-2 Zone

Assessor's Parcel Number: 015-202-009
 Application Number: MST2007-00279
 Owner: Montesano Family Trust
 Architect: Richard Six

(Proposal to construct an 8 foot high CMU wall, 93 feet long, and a 6 foot high, 1,340 foot long black chain link fence to replace existing wall and fence.)

(Action may be taken if sufficient information is provided.)

Final Approval of the project as submitted.

NEW ITEM**I. 1298 COAST VILLAGE RD**

C-1/R-2/SD3 Zone

Assessor's Parcel Number: 009-230-043
 Application Number: MST2007-00283
 Owner: Olive Oil & Gas L P
 Business Name: Union 76
 Applicant: Jennifer Brown

(Proposal to update the gas station structure by replacing canopy and building fascia to be in compliance with Union 76 branding.)

(Action may be taken if sufficient information is provided.)

Proposal denied.

NEW ITEM

J. 56 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-121-007

Application Number: MST2007-00284

Owner: Gheza Family Trust

Architect: Tony Xiques

(Proposal for a 119 square foot addition to the front of an existing 2,254 square foot two-story residence with and attached 564 square foot two-car garage on a 35,719 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary Approval as submitted.

******* MEETING ADJOURNED AT 6:57 P.M. *******